

MINUTES ~ October 13, 2009
Ponaganset High School-Library

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 7:00 PM in the Ponaganset High School, Library.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. Dennis Chretien of Foster, Mrs. Anne Ejnes of Glocester, Mr. Raymond Fogarty of Glocester, Mr. George Jacques of Glocester, Mr. Bill Abt of Foster and Mr. Warren Ducharme of Foster. Mrs. Julie Capobianco of Foster joined the meeting at 7:05PM.

3. Financial Report

Mrs. Sarah Mangiarelli reviewed the Treasurer's Report which committee members had received prior to the meeting. The Treasurer's summary report is attached as reference 1.

Mrs. Mangiarelli reported that on October 1st there was a \$1.1M draw down on the bond account. In addition, she has requested the funds for the first phase of the capital lease for \$185K with some of that going to financing costs and the second phase of the capital lease for \$750K is in process. She informed the committee that the contingency and the funds from the capital leases should adequately cover any over expenditures. She noted that bills paid this month were to H.V. Collins, Aharonian and for the library stools.

Mr. Fogarty questioned the status of the National Grid rebate. Mrs. Mangiarelli said that they have received one payment to date which was 80% of what was due but have not heard anything else. Mr. Abt asked that ConEd look into this and Mr. Fogarty requested that ConEd be asked to attend the next building committee meeting to provide an update on that issue as well as other issues.

Mr. Jacques moved and Mr. Ducharme seconded to accept the treasurer's report as presented. So voted, 7-0.

4. Middle School and High School Project Updates

Mr. Bob Grzyb stated that the big issue last month was the energy recovery unit and he reported that Maguire has given the information to Trane to fix this problem. Mr. Laramie summarized the issue by saying that Maguire wants to reprogram the motion of the wheel so moisture won't occur, more outside air will be mixing in and taking the humidity level out so the odor will not occur. Mrs. Ejnes questioned whether the smell only occurs during certain seasons wondering if the fix would be done now but the smell

could come back in the spring. Mr. Chretien asked if there was any recourse if the issue comes back again. Mr. John Aharonian stated that the manufacturer has been notified and will be contacted if this fix does not work.

Mr. Walter Steere asked whether the changing of the wheel motion would affect the job that it is supposed to do. Mr. Aharonian said it will not affect the efficiency and noted that ConEd did not have any issues with this type of fix.

Mr. Grzyb reported that last week they did some touch up with the sod and cleaned the area around the water storage tanks. He said that Kevin is working on finishing the middle school punch list along with the high school. He said that they will get everything done for the end of November as agreed and stated that they have taken care of most things with just a few minor items left on the middle school such as caulking above the kitchen door, some hardware issues for the doors and some floor work near the door to the music room. Mr. Laramie said they need to get the work done and get the punch list closed out. Mr. Fogarty asked if the committee could be provided with a written punch list for the November meeting. Mr. Grzyb said there would not be a list.

There was some discussion regarding the broken chairs in the middle school and Mr. Joe McGovern reported that 200-300 chairs have been replaced. Mr. Chretien noted that some chairs are still breaking and he thought that all the chairs were going to be replaced. Mr. McGovern said he will look into seeing if more chairs need to be replaced and he will follow up with the manufacturer as this was a manufacturing error.

Mr. George Jacques noted that there are two cement blocks in the middle of the athletic field with a handle that sticks out of the ground. He said this negates the use of the fields and asked if there was something that could be done so the fields could be utilized. The committee discussed the issue and agreed that the handles could be made smaller and loom could be spread over the area or Mr. Jacques suggested that perhaps a piece of astro turf could be put over the area. Mr. Laramie asked the architects to work on a solution for this situation.

Regarding the high school, Mr. Grzyb said that last month the big issue was with the occupancy sensors and tying them into the control system. He informed the committee that two weeks ago there was a meeting with Aladdin and the suppliers and they were able to get the suppliers to order the material. The sensors were shipped last Friday and there will be two more shipments with the last being on October 22nd. Mr. Grzyb reported that by early November they will be done with the lighting issues.

Mr. Fogarty noted his concern that the lights couldn't be dimmed for the last dance so the dance had to be moved. Mr. Laramie said that this is the issue that will be fixed when the controls are in. The committee questioned whether there will be switches for the cafeteria or just the computer to control the lighting. Mr. Ziemba and Mr. Grzyb will look into it.

Mr. Fogarty noted that on November 15th the accreditation team will be coming in and asked if the lighting will be fixed for that. Mr. Grzyb reported that if the parts come in this week then they should be done in time. Mr. Fogarty noted that the chairman of the committee is coming in October 19th to look at the building and program.

Mr. Grzyb reported that last month there was an issue with the library flooring. He informed the committee that they met with the flooring contractor and did a walk though but couldn't find any bubbles, with the mechanicals running in the building everything has worked itself out. Mr. Laramie reported that the building committee has

recommended to the school committee to keep the mechanical system working even if the building is not in use. Mr. Abt asked whether we would get another year guarantee on the flooring. Mr. Grzyb said he will talk to Regal Floors about that.

Mr. Grzyb reported on the functional skills area stating that he provided the architects with pricing of \$5,900 for the through wall exhaust system. Mr. Ziemba said they checked the existing unit and the duct work and noted that another option is to provide a larger motor for the unit and they are trying to get pricing on that. Mr. Laramie reminded everyone that the building committee is not making the decision of what to do about this issue, the committee is passing the options along to the school committee. Mr. Chretien and Mr. Steere noted that they thought the school committee had agreed to look into the less expensive option of replacing the motor. Mr. Steere said they want to get this done and get the room open as quickly as they can. Mr. Abt asked Mr. Ziemba and Mr. Grzyb to give the specs and other information to Mr. McGovern.

Mr. Grzyb reported that the high school punch list is ongoing, they are going through the confirmation list on the North building and are waiting for the South building list. Mr. Ziemba said they have rechecked the North building which was about 85% complete and they are working on the South building recheck list. Mr. Laramie stressed that all work needs to be completed by the end of November so Aharonian's team needs to get the list to H.V. Collins as soon as possible to give them time to finish up. Mr. Laramie noted that they can't afford to go past the deadline and Mr. Aharonian said they will work to get it done.

Mr. Chretien reported that there is no clock in the main office and that you can see through the weather stripping at the front doors. Mr. Grzyb said these may be on the punch list already and if not they will be added.

Mr. Steere asked for an update on the leak in the connector. Mr. Aharonian said the roofer and Mr. Mark Humphrys were on the roof a few weeks ago and made some repairs. Mr. McGovern said that the roof has not leaked during the last two storms.

Mr. Fogarty asked if there were any signs of moisture on the floor in the old middle school library. Mr. Ziemba reported that there were none.

Mr. Laramie asked about the outflow of the underground pipe, Mr. Ziemba reported that it is draining properly, there is water going through it.

Mr. Fogarty asked for an update on the noise from the air handlers in the auxiliary gym. Mr. Ziemba said that the contractor looked into it and said it is a bearing issue. Mr. McGovern said they need to switch out the bearings.

Mr. Fogarty questioned whether the heat in the room next to the library is still an issue. Mr. Ziemba said that space is still a problem explaining that the space was initially designed as a seminar room but now there are about twenty computers in there, the space was never air conditioned for that. Mr. Laramie noted that this is an administration problem as the space is being used for something that it wasn't designed for.

Mr. Fogarty asked Mrs. Mangiarelli if she would have final numbers for the November meeting. She informed the committee that the auditor just wrapped up today and once the adjustments are made she can report some projected numbers. Mr. Abt noted that Mr. Grzyb needs to zero out his reqs which Mr. Grzyb said should not be a problem.

Mr. Jacques asked if any painting was going to be done in the old North building gym. Mr. Laramie replied that it would not be from this committee and he noted that the

area was initially going to be moth balled but the committee put in new windows and lighting and other work which was all extra. Mr. Fogarty said that he has someone who is willing to donate the paint and people who will do the painting.

Mr. Grzyb reported that the energy lab is moving along and noted that they had an issue with the building and fire departments regarding the permit. He reported that they are now waiting for the fire department to review the shop drawings. Mr. Grzyb said that he expects the ceiling inspections to be done in a couple of days. He reported that they ran into a few field conditions as they were renovating but the issues will be taken care of. He said the glass should be in at the end of this week, they are finishing up the conduit and they hope to paint early next week. He noted that they are still targeting late November for completion of the energy lab.

Mr. Fogarty informed the committee that Senator Whitehouse has requested to view the school for its energy efficient efforts. He also reported that he and Mrs. Mangiarelli will be attending a grant program at URI tomorrow, and noted that they will be looking for grant opportunities for the roof and windows. Mr. Fogarty noted that Mr. Laramie had a request from the Washington County Planners to go through the schools. Mr. Laramie said that visit is tentatively scheduled for a week from Friday. The school districts want to look at this project's financing model and use of energy and specific design issues. Mr. Fogarty reported that Mr. Ross McCurdy has also been speaking to various groups about the project. Mr. Fogarty noted that this project has been recognized throughout the state and country.

Mr. Fogarty asked if the computers have been ordered for the lab. Mr. Chretien said they had a meeting on it but he doesn't know the status. Mrs. Mangiarelli said she will look into it.

Mr. Laramie asked Mrs. Mangiarelli for an update on the application process. She said that she received an email from the Department of Energy saying that the application will be forwarded to the new project manager. Mrs. Mangiarelli said the goal is to have final approval by October 31st. Once approval is received she will submit the bills for reimbursement.

5. Approval of Minutes

Mr. Ducharme moved and Mrs. Ejnes seconded to approve the regular and executive session minutes from the September 8, 2009 meeting. So voted, 8-0.

6. Executive Session

Mr. Laramie reported that an executive session would not be needed. He said that Attorney Piccirilli has filed the briefs with the Supreme Court and projects that oral arguments will be in February or March and noted that there is less than a 50% chance that the decision will be made while the building committee is still a committee. He noted that if anyone is interested he can get a copy of the briefs.

7. Other

Mrs. Ejnes reported that the Ponaganset Education Foundation will be holding a wine tasting on Sunday November 1st from 4PM-7PM at Chester's Restaurant with tickets costing \$35 per person. She noted that the Ponaganset Education Foundation is an outgrowth of the resources sub committee of the building committee.

8. Adjournment

Mr. Jacques moved and Mr. Chretien seconded that the meeting be adjourned at 8:09PM. So voted, 8-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, November 10, 2009